



Superfund Sites Work for Communities:

*A Look at the Beneficial Effects of Superfund
Redevelopment in EPA Region 1*

Retail superstore on the Norwood PCBs site (Massachusetts)



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Preface

Every day, EPA's Superfund program makes a visible difference in communities nationwide. The revitalization of communities affected by contaminated lands is a key part of Superfund's mission, delivering significant benefits one community at a time, all across the country. Through EPA's Superfund Redevelopment Initiative, the Agency contributes to the economic vitality of these communities by supporting the return of sites to productive use. These regional reports highlight these community-led efforts in action, as EPA launches a new era of partnerships and works toward a sustainable future.

Introduction

America's Industrial Revolution had its origins in New England. The resulting innovations had far-reaching impacts across the United States and internationally. While each state in EPA Region 1 – Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont – has grown in different ways, each has had to address contamination resulting from past industrial operations. Today, the New England states and communities are working diligently to find new uses for their old industrial sites, including Superfund sites. The Superfund program in EPA Region 1 is proud to play a role in these efforts.

The cleanup and reuse of Superfund sites can often restore value to site properties and surrounding communities that have been negatively affected by contamination. Site reuse can revitalize a local economy with jobs, new businesses, tax revenues and local spending. Reuse of Superfund sites can yield other important social and environmental benefits for communities as well. Through programs like the Superfund Redevelopment Initiative (SRI), EPA Region 1 helps communities reclaim cleaned up Superfund sites. Factoring in future use of Superfund sites as part of the cleanup process helps pave the way for their safe reuse. In addition, EPA Region 1 works closely with state agencies and local officials to remove barriers that have kept many Superfund sites vacant and underused for decades. EPA Region 1 also works to ensure that businesses on properties cleaned up under the Superfund program can continue operating safely during site investigations and cleanup. This enables these businesses to remain a source of jobs for communities.

The results are impressive. Superfund sites across Region 1 are now the locations of office and business parks, retail shopping centers, single-family homes, condominiums, apartments and a hotel. Others support manufacturing or public uses, including a building for truck body assembly, a commuter train and bus station, and a wastewater treatment facility. Many sites continue to host industrial operations, including manufacturing facilities. Some are now locations for alternative energy projects. Others host soccer fields, hiking trails, an ice skating arena and a model airplane flying field. On-site businesses and organizations on current and former Region 1 Superfund sites provide over 3,000 jobs and contribute almost \$200 million in annual employment income for New England residents. Restored on-site properties in Region 1 generate about \$2.9 million in annual property tax revenues for local governments.

This report looks at some of the beneficial effects of reuse and continued use at Superfund sites in Region 1. In particular, it describes some of the beneficial effects of businesses located at current and former Superfund sites, as well as the land values and property taxes associated with Superfund sites returned to use following cleanup.



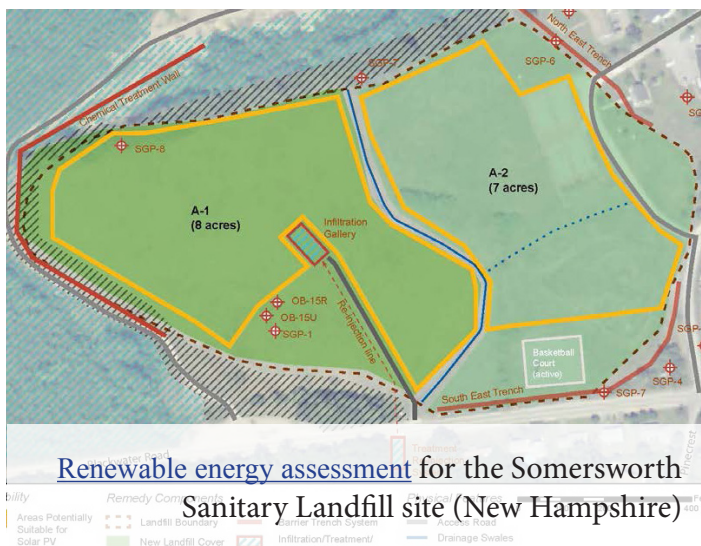
Industri-Plex site (Massachusetts)

Region 1's Support for Superfund Reuse

EPA Region 1 is committed to making noticeable differences in communities through the cleanup and reuse of Superfund sites. Reuse support efforts in EPA Region 1 include:

- Identifying and evaluating local land use priorities through a reuse planning process.
- Facilitating cleanup and reuse discussions to help resolve key issues.
- Supporting targeted projects intended to help Region 1 communities and EPA find the right tools to move reuse forward at sites.
- Making efforts to help address communities' and developers' liability, safety and reuse concerns related to Superfund site reuse.
- Developing the Process for Risk Evaluation, [Property Analysis and Reuse Decisions](#) (PREPARED) Workbook for local governments considering the reuse of contaminated properties.
- Supporting partnerships with groups and agencies committed to putting Superfund sites back into use.
- Developing materials to share opportunities and lessons associated with Superfund redevelopment.

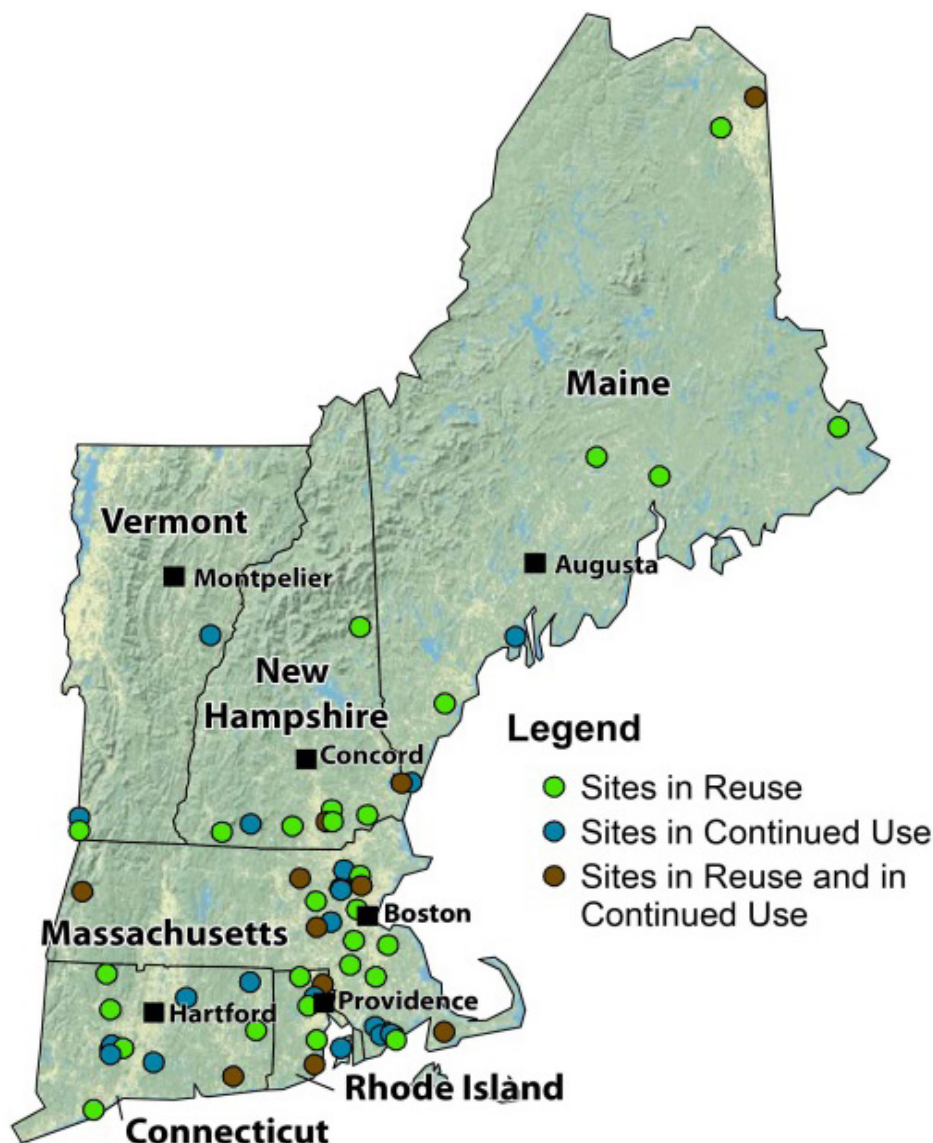
All of these efforts have helped build expertise across Region 1, making it easier to consider future use of Superfund sites prior to cleanup and easier to identify opportunities for removing reuse barriers. These efforts also assist other communities, state agencies, potentially responsible parties and developers in better understanding potential future uses for Superfund sites. In addition, they facilitate early engagement in the cleanup process, ensuring that Superfund sites are restored as productive assets for communities. Most importantly, these efforts lead to significant returns for communities, including jobs, annual income and tax revenues.



Superfund Reuse in Region 1 : The Big Picture

EPA has 115 sites in Region 1 on the National Priorities List (NPL). The NPL is a list of the most serious sites identified for long-term cleanup. Once EPA places a site on the NPL, the Agency studies the type and amount of contamination at the site, identifies technologies that could treat the contamination, and evaluates the cost and performance of these technologies. EPA next proposes a cleanup plan. After collecting public input, the Agency issues a final cleanup plan. EPA then cleans up the site or oversees the cleanup activities. The Agency also performs or oversees short-term cleanup actions, also called removal actions, at sites that need immediate action.¹ Whenever possible, EPA seeks to integrate reuse priorities into site cleanup plans. This improves the chances that a site's cleanup will support the site's likely future use. To integrate reuse priorities into site cleanup plans, EPA may take a number of steps, including initiating a site reuse planning process. To help facilitate redevelopment at sites that remain unused, EPA also works with communities to remove barriers not considered necessary for the protection of human health or the environment at those sites where remedies are already in place.

As of 2014, almost 60 NPL and removal sites have either new or continued uses in place. Many of these sites have been redeveloped for commercial, industrial and recreational purposes. Others have been redeveloped for residential, public service and ecological purposes. The following sections take a closer look at some of the beneficial effects of businesses located at current and former Superfund sites, as well as the land values and property taxes associated with Superfund sites returned to use following cleanup or that remained in continued use throughout the cleanup process.



¹ EPA does not list all EPA Superfund removal sites on the NPL.

Beneficial Economic Effects of Superfund Site Reuse in Region 1

Businesses and Jobs

EPA has collected economic data for almost 150 businesses, government agencies and civic organizations operating on over 20 sites in reuse and continued use in Region 1. See the State Reuse Profiles (pp. 11-16) for each Region 1 state's reuse details. Businesses and organizations located on these sites fall within a number of different sectors, including manufacturing, professional, medical and nursing care services, technical services, service and hospitality, and retail trade.

Some of the businesses and organizations located on current and former Region 1 Superfund sites are large retail operations such as Home Depot, Wal-Mart and Staples that each employ between 100 and 200 people per location. Other sites serve as home to manufacturing and production operations such as the Linemaster Switch Corporation, the Okonite Company, and Vishay Tansitor Electronics. Hope Global, a manufacturing corporation specializing in engineered textiles for automotive, commercial and industrial use, has its international headquarters on the Peterson/Puritan, Inc. site in Rhode Island.

The businesses and organizations located on the sites in reuse and continued use in Region 1 employ over 3,000 people, contributing an estimated \$197 million in annual employment income with about \$213 million in estimated annual sales. Employee income earned helps inject money into local economies. It also helps generate state revenue through personal state income taxes. In addition to helping local communities by providing employment opportunities, these businesses help local economies through direct purchases of local supplies and services. On-site businesses that produce retail sales and services also generate tax revenues through the collection of sales taxes, which support state and local governments. In addition, most businesses operating on sites in Region 1 generate tax revenues through payment of state corporate income or related taxes. Table 1 provides more detailed information.²



Norwood PCBs site (Massachusetts)

Region 1 Sites in Reuse and Continued Use: Business and Job Highlights

Businesses Identified
148

Estimated Annual Sales
\$213 million

Number of People Employed
3,241

Total Annual Employee Income
\$197million

Table 1. Site and business information for Region 1 sites in reuse and continued use (2013)

	Number of Sites	Sites with Identified On-Site Businesses ^a	On-Site Businesses Identified ^{b,c}	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
In Reuse	27	15	119	\$81 million	2,073	\$109 million
In Continued Use	19	4	6	\$67 million	334	\$50 million
In Continued Use and In Reuse	11	3	23	\$65 million	834	\$38 million
Total	57	22	148	\$213 million	3,241	\$197 million

^a Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

^c For information on the collection of businesses, jobs and sales data, see the "Sources" section of this report.

^d Annual sales figures are not available (or applicable) for every organization that makes jobs data available. As a result, in some instances, total annual sales are lower than total annual employment income.

² For additional information on the collection of businesses, jobs and sales data, see the "Sources" section of this report.

Sites in Reuse and Continued Use: A Closer Look

In Reuse: There is a new land use or uses on all or part of a site; either the land use has changed (e.g., from industrial use to commercial use) or the site is now in use after being vacant.

In Continued Use: Historical uses at a site remain active; these uses were in place when the Superfund process started at the site.

In Reuse and Continued Use: Part of a site is in continued use and part of the site is in reuse.

Region 1 Site Examples

In Reuse: Raymark Industries, Inc. (Connecticut) – a former manufacturer of automotive brakes, clutch parts, and other friction components now supports a commercial shopping center.

In Continued Use: Precision Plating Corp. (Connecticut) – a chrome plating facility has continued to operate on the site since the 1970s.

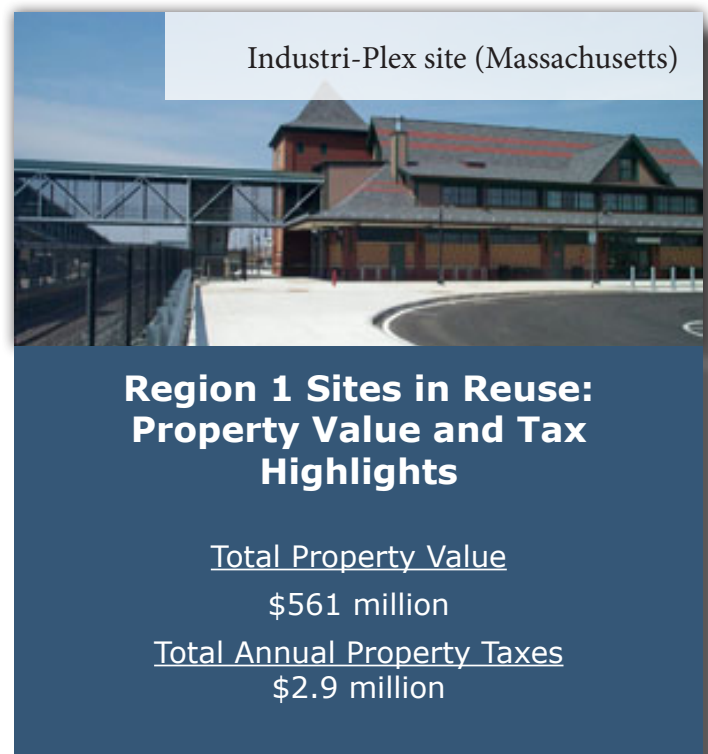
In Reuse and Continued Use: Rose Hill Regional Landfill (Rhode Island) – a waste transfer station continues to operate on the site; part of the site now also supports a skeet shooting range, bird dog kennel and field training facilities, and a hunting preserve.

Property Values and Property Tax Revenues

Properties cleaned up under the Superfund program and returned to use may increase in value. This increased value can boost property tax revenues, which help pay for local government operations, public schools, transit systems and other public services. The Raymark Industries site in Stratford, Connecticut, redeveloped into a variety of retail and business operations, generates a \$1.9 million in property taxes each year.

Identifying increases in property values and local property taxes following cleanup and reuse is challenging due to the availability of historical property values and the difference in timing of events at sites and frequency and timing of property value assessments by local agencies. Likewise, many factors affect property values, including external economic and neighborhood factors not related to a site's contamination or Superfund site status. It is also difficult to isolate the effects of Superfund cleanup and reuse using current property values. However, these values do provide insight into the current value of Superfund properties. They also highlight the potential loss in economic value if the properties were not cleaned up and made available for reuse or continued use.

EPA has collected property value data for 16 Superfund sites in reuse and continued use in Region 1. These sites span 507



property parcels and 1,822 acres. They have a total property value of \$561 million. Fourteen sites have improvement property value details; these site properties have a total improvement value of \$368 million. Six sites have property tax details.³ The site properties generate a combined \$2.9 million in local property taxes.⁴

Table 2. Property value and tax information for sites in reuse in Region 1^a

Total Land Value (15 sites)^b	Total Improvement Value (14 sites)	Total Property Value (16 sites)	Total Annual Property Taxes (6 sites)
\$179 million	\$368 million	\$561 million	\$2.9 million

^a Results are based on an EPA SRI effort undertaken in 2013 to calculate the on-site property value and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor data sets, which varied from 2011 to 2013. For additional information, see the “Sources” section of this report.

^b Detailed (land and improvement) property value data as well as tax data were not available for every site.

³ Property values consist of land value and the value of any improvements (buildings and infrastructure) on a property. When sites are reused, some or all of these improvements may be new or already be in place. In some cases, the breakdown showing both the land value and improvement value is not always available; instead, only the total property value may be available.

⁴ Property tax data was not available for ten of the 16 Superfund sites that had property value data.

Reuse in Action

Eastland Woolen Mill - New Senior Housing

The 21-acre Eastland Woolen Mill site is located in Corinna, Maine. Contamination from on-site operations caused EPA to add the site to the NPL in 1999. A prominent local industry, the mill's eventual closure left an economic void as well as unoccupied property. Recognizing the site's reuse potential, the Town of Corinna worked with SRI to develop a reuse plan for the site and surrounding areas. The Corinna Village Center Reuse Plan focuses on mixed-use redevelopment of downtown Corinna, and includes commercial, residential and recreational areas.

Since establishing a reuse plan, the Town has made significant progress. Construction of Corundel Commons, a 20-unit senior housing facility, finished in 2005. Additionally, rather than demolishing historic buildings, the Town chose to adaptively reuse the former Odd Fellows Building as a restaurant and general store. These strategic commercial reuses provide valued services, employment opportunities and diverse businesses to the local economy. In addition to improved highway infrastructure, new recreation trails and a commemorative war memorial, ongoing developments at the site will continue to attract economic growth. For more information, see EPA SRI's "[Where You Live.](#)"



"EPA made every effort to work with the Town in the planning and implementation stages of both the cleanup and redevelopment of Corinna. The opening of the Corundel Commons housing facility is a prime example of what can be accomplished when agencies share the same goals."

**-Dalton Mullis,
Corinna Town Manager**

Tinkham Garage - Commercial and Residential Use

The 375-acre Tinkham Garage site is located in Londonderry, New Hampshire. EPA added the site to the NPL in 1983 after investigations identified contaminated soil, surface water and ground water. Throughout the cleanup process, community stakeholders in Londonderry and nearby Derry expressed interest in redeveloping the vacant site. The two towns worked with EPA to determine safe reuse options and to gain detailed knowledge about Superfund liability provisions so they could provide accurate information to prospective developers. In 2001, Home Depot purchased 30 acres to build a new home improvement center and retail spaces. Businesses now occupying neighboring storefronts include Staples, Dunkin' Donuts and the Ninety Nine Restaurant.

Together, Home Depot, Dunkin' Donuts and Staples employ over 230 people and contribute over \$6 million in annual employment income. After these businesses opened and established an economic presence in Londonderry, Gilcrest Realty Holdings II purchased 95 acres for residential development. The site is now home to a 125-unit active senior housing development called The Nevins, which is adjacent to a condominium and several single-family homes. Redevelopment of the Tinkham Garage site strikes a balance between commercial and residential use while providing the towns of Londonderry and Derry with increased tax revenues and stronger economic growth. For more information, see EPA SRI's "[Where You Live.](#)"



Industri-Plex - Commercial and Public Use

The 245-acre Industri-Plex Superfund site is located in a high-density commercial and industrial area in Woburn, Massachusetts. For over 100 years, businesses disposed of chemical byproducts on site, contaminating soil, ground water and air. EPA added the site to the NPL in 1983. The Industri-Plex Custodial Trust, formed from a collaboration between EPA, former property owners, the City of Woburn, and state and local representatives, facilitates redevelopment at the site. The Trust identified three major redevelopment projects: a regional transportation center, a major highway interchange, and access improvements to commercial use zones.

In 2001, the 34-acre, \$10 million James Anderson Regional Transportation Center opened at the site. With improved infrastructure and accessibility, development began along Commerce Way, which bisects the site. The Dayton-Hudson Corporation then purchased and developed 200,000 square feet of retail space. Stores now open include Target, PetCo, Starbucks, Sylvan Learning Center and Verizon. Another 750,000 square feet is home to a Marriott Hotel and the Raytheon Company. Together, these firms employ over 170 and contribute an estimated \$22 million in annual employment income. The combined assessed value of the parcels on site is \$149 million. EPA recognized the site's successful redevelopment with the prestigious Phoenix Award in 2000. For more information, see EPA SRI's "[Where You Live](#)."



"The transformation of this 245-acre site has restored Woburn's pride, hope, and economic future... The completion of this project marks a triumph in redevelopment of a severely contaminated site."

**-former Woburn Mayor ,
Robert Dever**

Peterson/Puritan - Residential, Recreational and Continued Industrial Use

The 500-acre Peterson/Puritan, Inc. site is located in Lincoln and Cumberland, Rhode Island. The site spans two miles of residential and industrial spaces along the banks of the Blackstone River. The site includes the Blackstone River State Park, which is a key part of the larger Blackstone River Valley National Heritage Corridor. Improper waste handling, chemical spills and disposal of hazardous wastes resulted in contamination on site. EPA added the site to the NPL in 1983. Cooperation among EPA, the Rhode Island Department of Environmental Management, and other stakeholders has resulted in the successful ongoing cleanup and reuse of parts of the site. Reuse of the site includes improved access and recreational activities on and along the Blackstone River (e.g., bike path, museum and canoe trail) and continued use of an industrial and commercial park. In addition, conversion of a former historic mill located near the site has resulted in a riverside loft apartment complex. About 50 commercial and industrial businesses are currently located on site. Many on-site businesses remained open throughout the cleanup process, including Hope Global, and Dean Warehouse Services, among others, continuously providing jobs and generating sales revenues. The Peterson/Puritan, Inc. site demonstrates how integrating remediation and redevelopment can create a wide range of opportunities for communities and bolster economic markets. For more information, see EPA SRI's "[Where You Live](#)."



The former Peterson/Puritan facility remains in use today. The parcel contains a ground water pump-and-treat and soil vapor extraction operation.

Iron Horse Park - Solar Energy Facility

The Iron Horse Park site in North Billerica, Massachusetts, is a 553-acre industrial complex. It includes manufacturing and railyard maintenance facilities, open storage areas, wastewater lagoons and landfills. Part of the site, the Schaffer Landfill, will soon be the location of a solar energy facility that will bring jobs, income and renewable energy to the area.

The Shaffer Landfill occupies about 63 acres site. Forty years of waste disposal at the Landfill left ground water and surface water contamination. In August 2000, EPA, the Massachusetts Department of Environmental Protection (MassDEP) and a group of potentially responsible parties reached a settlement to undertake cleanup activities at the landfill site. Construction of the landfill cap was completed in 2003.

In 2011, energy developer Urban Green Technologies (UGT) approached the Town of Billerica about building a solar project on the landfill. After getting the town on board, UGT applied to MassDEP to build a 5 Megawatt solar facility on top of the landfill, a project that required no changes to the current EPA-approved cleanup plan. MassDEP approved the project in 2012 and UGT began construction for the project in December 2013. UGT plans to complete the facility in mid-2014.

The solar project is expected to create approximately 50 jobs during construction and two to three part time jobs tied to operation of the facility. Additionally, the Town of Billerica signed a payment in lieu of taxes (PILOT) agreement with UGT in August 2013 that will bring the town nearly \$3 million in tax revenue over the next 25 years. PILOTs are payments made voluntarily as a substitute for property taxes. In addition, UGT agreed to pay \$400,000 in unpaid taxes owed on the site. The PILOT agreement is front-loaded, so the town will receive \$221,000 a year for six years, then will receive \$85,700 annually for the next 19 years of the agreement.



Alternative Energy Projects in Region 1

In recent years, there has been a lot of interest in Region 1 in creating renewable energy projects on Superfund and other contaminated sites. Alternative energy projects can have a number of beneficial effects. Across Region 1, a range of efforts have encouraged opportunities for alternative energy project development on current and formerly contaminated lands, landfills and mine sites. Projects in place or under development are supplying electricity to the grid or using alternative energy systems to directly power cleanup equipment or offset grid-supplied power used for site cleanup activities. For example, at the Massachusetts Military Reservation, 4.5 megawatts of wind energy help to power the daily treatment of more than 10 million gallons of contaminated ground water at the base. Through a net metering program with a local utility, the three wind turbines help offset electricity costs and air emissions attributed to ground water cleanup activities by 100 percent. The turbines are expected to result in \$1.5 million in annual electricity cost savings for the U.S. Air Force.



Photo: One (of two) 500 KW solar projects on the roofs of two industrial buildings at the Peterson/Puritan, Inc. site (Rhode Island).

State Reuse Profile: Connecticut

EPA partners with the Connecticut Department of Energy and Environmental Protection to oversee the investigation and cleanup of Superfund sites in Connecticut. As of 2013, Connecticut had 11 Superfund sites with either continued or new uses in place. EPA has collected economic data for 13 businesses and organizations operating on six sites in reuse and continued use in Connecticut. The businesses and organizations employ over 600 people, contribute an estimated \$53 million in annual employment income and have about \$32 million in estimated annual sales.

Table 3. Detailed site and business information for Superfund sites in reuse and continued use in Connecticut (2013)

	Number of Sites ^a	On-Site Businesses Identified	Total Annual Sales ^b	Total Employees	Total Annual Employee Income
In Reuse	5	10	\$3 million	444	\$13 million
In Continued Use	5	3	\$29 million	182	\$40 million
In Continued Use and In Reuse	1	0	-	-	-
Total	11	13	\$32 million	626	\$53 million

Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.

^a One site is a federal facility. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

^b Annual sales figures are not available (or applicable) for every organization that makes jobs data available. As a result, in some instances, total annual sales are lower than total annual employment income.

Property Values and Property Tax Revenues

EPA has collected property value data for five Superfund sites in reuse and continued use in Connecticut. These sites span 115 property parcels and 516 acres. They have a total property value of \$155 million. The site properties have a total land value of \$48 million and a total improvement value of \$107 million. Four sites have property tax details. Sites generate a combined \$2.5 million in local property taxes.

Table 4. Property value and tax information for sites in reuse in Connecticut

Total Land Value (5 sites)	Total Improvement Value (5 sites)	Total Property Value (5 sites)	Total Annual Property Taxes (5 sites)
\$48 million	\$107 million	\$155 million	\$2.5 million

Did You Know?

Retailers Home Depot, Wal-Mart and Shop-Rite as well as Webster Bank all operate on the Raymark Industries site in Stratford, Connecticut. They employ almost 400 people, providing an estimated \$10.5 million per year in employment income. The site's total land value is \$43 million. Annual taxes collected are close to \$2 million.



State Reuse Profile: Maine

EPA partners with the Maine Department of Environmental Protection to oversee the investigation and cleanup of Superfund sites in Maine. As of 2013, Maine had eight Superfund sites with either continued or new uses in place. EPA has collected economic data for four businesses and organizations operating on eight sites in reuse and continued use in Maine. The businesses and organizations employ almost 140 people, contribute an estimated \$3 million in annual employment income and have about \$660,000 in estimated annual sales.

Table 5. Detailed site and business information for Superfund sites in reuse and continued use in Maine (2013)

	Number of Sites ^a	On-Site Businesses Identified	Total Annual Sales ^b	Total Employees	Total Annual Employee Income
In Reuse	5	4	\$663,000	137	\$3 million
In Continued Use	2	0	-	-	-
In Continued Use and In Reuse	1	0	-	-	-
Total	8	4	\$663,000	137	\$3 million

Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.

^a Three sites are federal facilities. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

^b Annual sales figures are not available (or applicable) for every organization that makes jobs data available. As a result, in some instances, total annual sales are lower than total annual employment income.

Property Values and Property Tax Revenues

Property value and tax data were not available for sites in reuse in Maine.

Did You Know?

During cleanup activities at the Eastern Surplus Company site in Meddybemps, Maine, EPA discovered hundreds of Native American artifacts dating back 8,000 years. The 5-acre site, named Ntolonapemk (meaning "My Relatives' Place") by Passamaquoddy tribal elders, has been restored. It is now a monument to the past listed on the National Register of Historic Places.



State Reuse Profile: Massachusetts

EPA partners with the Massachusetts Department of Environmental Protection to oversee the investigation and cleanup of Superfund sites in Massachusetts. As of 2013, Massachusetts had 20 Superfund sites with either continued or new uses in place. EPA has collected economic data for 106 businesses and organizations operating on seven sites in reuse and continued use in Massachusetts. The businesses and organizations employ 1,385 people, contribute an estimated \$93 million in annual employment income and have about \$167 million in estimated annual sales.

Table 6. Detailed site and business information for Superfund sites in reuse and continued use in Massachusetts (2013)

	Number of Sites ^a	On-Site Businesses Identified	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	8	90	\$74 million	1,081	\$75 million
In Continued Use	7	2	\$30 million	72	\$3 million
In Continued Use and In Reuse	5	14	\$63 million	232	\$15 million
Total	20	106	\$167 million	1,385	\$93 million

Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.

^a Eight sites are federal facilities. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

Property Values and Property Tax Revenues

EPA has collected property value data for 10 Superfund sites in reuse and continued use in Massachusetts. These sites span 350 property parcels and 1,050 acres and have a total property value of \$390 million. Nine sites have land value details. Together, the site properties have a total land value of \$125 million and a total improvement value of \$249 million. One site has property tax details and generates \$139,000 in local property taxes.

Table 7. Detailed property tax information for sites in reuse in Massachusetts

Total Land Value (9 sites)	Total Improvement Value (9 sites)	Total Property Value (10 sites)	Total Annual Property Taxes (1 sites)
\$125 million	\$249 million	\$390 million	\$139,000

Did You Know?

The Norwood PCBs site in Norwood, Massachusetts is now home to two large commercial retail facilities providing 56,000 square feet of shopping space. A sports equipment store, a private college, a medical supplier and several other businesses also operate on site, providing jobs and income for the community.



State Reuse Profile: New Hampshire

EPA partners with the New Hampshire Department of Environmental Services to oversee the investigation and cleanup of Superfund sites in New Hampshire. As of 2013, New Hampshire had eight Superfund sites with either continued or new uses in place. EPA has collected economic data for six businesses and organizations operating on one site in reuse in New Hampshire. The businesses and organizations employ almost 250 people, contribute an estimated \$6.7 million in annual employment income and have about \$779,000 in estimated annual sales.

Table 8. Detailed site and business information for Superfund sites in reuse and continued use in New Hampshire (2013)

	Number of Sites ^a	On-Site Businesses Identified	Total Annual Sales ^b	Total Employees	Total Annual Employee Income
In Reuse	5	6	\$779,000	248	\$6.7 million
In Continued Use	1	0	-	-	-
In Continued Use and In Reuse	2	0	-	-	-
Total	8	6	\$779,000	248	\$6.7 million

Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.

^aOne site is a federal facility. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

^bAnnual sales figures are not available (or applicable) for every organization that makes jobs data available. As a result, in some instances, total annual sales are lower than total annual employment income.

Property Values and Property Tax Revenues

Property value and tax data were not available for sites in reuse in New Hampshire.

Did You Know?

The Auburn Road Landfill site in Londonderry, New Hampshire, has been designated for reuse as a model airplane flying field. A local club called The New Hampshire Flying Tigers hosted a grand opening event for the field in 2008. The community now enjoys a much-needed flying field in a convenient location.



State Reuse Profile: Rhode Island

EPA partners with the Rhode Island Department of Environmental Management to oversee the investigation and cleanup of Superfund sites in Rhode Island. As of 2013, Rhode Island had seven Superfund sites with either continued or new uses in place. EPA has collected economic data for 17 businesses and organizations operating on three sites in reuse and continued use in Rhode Island. The businesses and organizations employ over 750 people, contribute an estimated \$34 million in annual employment income and have about \$4 million in estimated annual sales.

Table 9. Detailed site and business information for Superfund sites in reuse and continued use in Rhode Island (2013)

	Number of Sites ^a	On-Site Businesses Identified	Total Annual Sales ^b	Total Employees	Total Annual Employee Income
In Reuse	3	8	\$2.6 million	163	\$11 million
In Continued Use	2	0	-	-	-
In Continued Use and In Reuse	2	9	\$1.4 million	602	\$23 million
Total	7	17	\$4 million	765	\$34 million

Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.

^aTwo sites are federal facilities. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

^bAnnual sales figures are not available (or applicable) for every organization that makes jobs data available. As a result, in some instances, total annual sales are lower than total annual employment income.

Property Values and Property Tax Revenues

EPA has collected property value data for one Superfund site in reuse and continued use in Rhode Island. The Peterson/Puritan, Inc. site spans 42 property parcels and 256 acres and has a total property value of \$17 million. The site has a total land value of \$5.4 million, a total improvement value of \$12 million and generates \$241,000 in local property taxes.

Table 10. Property value and tax information for sites in reuse in Rhode Island

Total Land Value (1 site)	Total Improvement Value (1 site)	Total Property Value (1 site)	Total Annual Property Taxes (1 site)
\$5.4 million	\$12 million	\$17 million	\$241,000

Did You Know?

Six businesses currently operate at the Central Landfill site in Johnston, Rhode Island. One of them, the Rhode Island Resource and Recovery Corporation, manages most of the trash and recycling in Rhode Island. It employs over 100 people who earn an estimated \$8 million in total annual income.



State Reuse Profile: Vermont

EPA partners with the Vermont Department of Environmental Conservation to oversee the investigation and cleanup of Superfund sites in Vermont. As of 2013, Vermont had three Superfund sites with either continued or new uses in place. EPA has collected economic data for one business operating on two of these sites. This business is operating on two sites in reuse and continued use in Vermont. The business, Vishay Tansitor Electronics, employs 80 people, contributes an estimated \$6.4 million in annual employment income and has about \$8.4 million in estimated annual sales.

Table 11. Detailed site and business information for Superfund sites in reuse and continued use in Vermont (2013)

	Number of Sites	On-Site Businesses Identified	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	1	1	-	-	-
In Continued Use	2	1	\$8.4 million	80	\$6.4 million
In Continued Use and In Reuse	0	-	-	-	-
Total	3	2	\$8.4 million	80	\$6.4 million

Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

Property value and tax data were not available for sites in reuse in Vermont.

Did you know?

Reuse of the Pownal Tannery site in North Pownal, Vermont, is serving the community in many ways. A new wastewater treatment plant now operates on site. The local government was able to adaptively reuse old forest beams from a former tannery building on site to build a recycling center and a town equipment shed. The former building area is now used for recreation.



Conclusion

EPA works closely at Superfund sites across Region 1 to make sure that sites can be reused safely and protectively following cleanup. EPA also works with existing businesses and organizations at Superfund sites throughout the cleanup process to ensure they can remain open. The businesses and organizations operating on these sites provide jobs and income for communities. They help generate local and state taxes. Cleanup and redevelopment also helps stabilize and boost property values.

The reuse of Superfund sites takes time and is often a learning process for project partners. Ongoing coordination among EPA, state agencies, local governments, potentially responsible parties, site owners, developers, and nearby residents and business owners is essential. Results from across Region 1 indicate that these efforts are having a range of beneficial effects for local communities. Superfund sites are now home to large commercial and industrial developments, mid-sized developments, and diverse small businesses.

Future uses are planned for many more Superfund sites in Region 1, including at least one site in five of the six Region 1 states. EPA continues to support reuse planning and renewable energy assessment for sites in Region 1. EPA welcomes opportunities to work with property owners, developers, municipalities and other stakeholders to find ways to support the restoration and renewal of Superfund sites as long-lasting assets for New England communities.



ReSolve, Inc. site (Massachusetts)

EPA Resources for Superfund Site Reuse

EPA Region 1 Superfund Sites in Reuse Website: list of Superfund sites in reuse for each state in Region 1. www.epa.gov/superfund/programs/recycle/live/region1.html

EPA Region 1 Superfund Redevelopment Initiative Coordinator
John Podgurski | 617-918-1296 | podgurski.john@epa.gov

SRI Website: tools, resources and more information about Superfund site reuse.
www.epa.gov/superfund/programs/recycle/index.html

EPA Office of Site Remediation Enforcement Website: tools that address landowner liability concerns. www2.epa.gov/enforcement/landowner-liability-protections

Sources

Business, Job and Sales Information

The Hoovers/Dun & Bradstreet (D&B) database provided information on the number of employees and sales volume for on-site businesses. Hoovers/D&B provides information on businesses and corporations. It maintains a database of over 179 million companies using a variety of sources, including public records, trade references, telecommunication providers, newspapers and publications, and telephone interviews. In instances where employment and sales volume for on-site businesses could not be identified, information was sought from the Manta database.

The BLS Quarterly Census of Employment and Wages database provided average weekly wage data for each of the businesses. Average weekly wage data were identified by matching the North American Industry Classification System (NAICS) codes corresponding with each type of business with weekly wage data for corresponding businesses. If not available at the county level, wage data were sought by state or national level, respectively. In cases where wage data were not available for the six-digit NAICS code, higher level (less detailed) NAICS codes were used to obtain the wage data. To determine the annual wages (mean annual) earned from jobs generated by each of the businesses identified, the average weekly wage figure was multiplied by the number of weeks in a year (52) and by the number of jobs (employees) for each of the businesses.

Business and employment data were collected in 2013. Annual employment income is based on job data estimated in 2013 using BLS average weekly wage data for those jobs from 2012 (the latest available data). All figures presented have been rounded for the convenience of the reader. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

Property Value and Tax Information

Property value and property tax results are based on an EPA SRI effort in 2013 that calculated on-site property values and property taxes for a subset of Superfund sites by comparing available site boundary information with available parcel boundary information and gathering information for selected parcels from county assessor data sets. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor data sets, which varied from 2011 to 2013. All figures presented have been rounded for the convenience of the reader.

Reuse in Action

Write-ups of sites in reuse or continued use included in this study are based on available EPA resources, including SRI reuse snapshots, SRI Return to Use Demonstration Project fact sheets and SRI case studies. Business and property value data included in these write-ups reflect the latest data available. Links to EPA's SRI reuse snapshots as well as the case studies are included below.

SRI Reuse Snapshots

<http://www.epa.gov/superfund/programs/recycle/live/region1.html>

SRI Return to Use Demonstration Project Fact Sheets

2007. Auburn Road Landfill site.

<http://www.epa.gov/superfund/programs/recycle/pdf/AuburnRoad.pdf>

2007. Eastland Woolen Mill site.

<http://www.epa.gov/superfund/programs/recycle/pdf/EastlandWoolenMill.pdf>

2012. Norwood PCBs site.

<http://www.epa.gov/superfund/programs/recycle/pdf/rtu12-norwoodpcb.pdf>

2006. Tinkham Garage site.

<http://www.epa.gov/superfund/programs/recycle/pdf/tinkham.pdf>

2009. Wells G&H site.

http://www.epa.gov/superfund/programs/recycle/pdf/rtu09_wellsgh.pdf

SRI Case Studies

Wells G&H site.

<http://www.epa.gov/superfund/programs/recycle/pdf/wellsgh-success.pdf>



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June 2014 | <http://www.epa.gov/region1/superfund/>



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